



Saunders County Planning and Zoning Minutes

PLANNING COMMISSION PROCEEDINGS
December 7th, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, McEvoy, Trutna and E. Nelson.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8065 by Thin Blue Line Gun Club, LLC to conduct firearms instruction and operate a shooting range at 1278 Co Rd W, Section 4-16-8, Pohocco Township.

John Headid, along with legal counsel, presented his application and summary. He was met with opposition from a number of neighbors, who voiced their concerns about safety, noise pollution, traffic congestion, road condition and maintenance issues, environmental impact of lead contamination, negative impact on wildlife in the area, quality of life impact, and the negative impact on property values and tax revenues. A petition, containing 125 signatures, against the proposed location was presented. One neighbor present spoke in support of the request. Recorded public attendee count was 38.

Member N. Nelson stated his concerns that there is a major highway less than a mile away. Residential development less than a mile away. Main concern is safety and it will be a noise nuisance. He stated that it's a good idea in the wrong place.

Motion by N. Nelson, seconded by McEvoy to **deny** application #8065 by Thin Blue Line Gun Club, LLC. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson, and Proskovec. Voting no: None. Motion carried.

Public hearing, with 2 members of the public remaining, was held regarding the revised and updated Future Land Use Map of the Saunders County Comprehensive Plan to address the city of Fremont's proposed ceding of jurisdiction in Saunders County and designation of land use on properties now within the county's jurisdiction by such ceding action.

Members of the public asked about the change of zoning jurisdiction, and it was confirmed that with proposed changes, zoning regulations would now be governed by Saunders County. It was confirmed that to request a building permit, etc. the residents in the affected area would no longer submit items to Fremont for review, rather submit to the Saunders County Zoning office on the third floor of the Courthouse in Wahoo. Member N. Nelson noted that the highway corridor is to extend to the river (on Highway 77 to the North near Fremont).

Motion by McEvoy, seconded by Starns to **approve** the updated Future Land Use Map. Voting yes: Barry, Starns, McEvoy, E. Nelson, Proskovec, N. Nelson and Trutna. Voting no: none. Motion carried.

Public hearing was held regarding the revised and updated Official Zoning Map to address the City of Fremont's proposed ceding of jurisdiction in Saunders County, zoning of properties now within the county's jurisdiction by such ceding action, and mapping of recently approved rezoning of property known as Sandy Pointe Lake Development.

Motion by McEvoy, seconded by Barry to **approve** the Official Zoning Map. Voting yes: McEvoy, E. Nelson, Proskovec, N. Nelson, Trutna, Barry and Starns. Voting no: none. Motion carried.

Motion by Starns seconded by E. Nelson to **approve** the minutes of November 2nd meeting. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson and Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (1/4/2016, 2/1/2016, 3/7/2016).



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There was open discussion about the renewing terms of planning commission members- particularly John Barry who is seeking a replacement. There was also discussion about the Office Manager position opening.

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Barry to declare meeting adjourned. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson and Proskovec. Voting no: None. Motion carried. Meeting adjourned at 9:30 PM.

Zoning Administrator

Date

Planning Commission Chair

Date